

TO LET

'Landmark' Retail Unit

3-4 Iron Gate, Derby, DE1 3FJ



- Ground floor retail unit in exceptional position on Iron Gate.
- Net Internal Area: **145.5 sq.m./ 1,566 sq.ft.**
- Large glazed retail frontage, open plan sales, kitchen and ancillary accommodation.
- Situated in the heart of the Cathedral Quarter, a boutique retail and professional location.

RENT: £39,500 P.A.X.

**01332
200232**

Location

Iron Gate forms part of the Cathedral Quarter Business Improvement District being one of the main pedestrianised retail pitches in this area of the city centre.

The street provides a number of high quality niche retail occupiers, professional services firms, bars, coffee shops, restaurants and public houses within a characterful and historic setting close to Derby Cathedral.

The property is prominently located on the east side of Iron Gate. Nearby occupiers include Nandos, BEAR coffee and Brigdens Menswear.

Description

The unit comprises a substantial ground floor retail shop having a large glazed retail frontage to Iron Gate. Internally the unit provides open plan retail sales with kitchen and ancillary accommodation to the rear.



Services

We understand that all mains services are connected to the property.

Accommodation

The property has a Net Internal Area of **145.5 sq.m./ 1,566 sq.ft.**



Rates

The VOA website indicates the property has a ratable value of £39,750 and is described as “shop and premises”.

Planning

The premises have planning consent for A1 use. Other uses may be permitted (subject to planning).

Lease Terms

The premises are offered to let by way of new effectively full repairing and insuring lease terms for a negotiable term of years, subject to rent reviews were appropriate.

Rental

£39,500 per annum exclusive of all other outgoings.

Legal Costs

Each party is to be responsible for their own legal costs associated with the transaction.

EPC

An EPC is in preparation.

VAT

VAT is applicable to the rental at the prevailing rate.

Viewing

Viewing is strictly via appointment with sole agents:

David Brown Commercial

Tel: 01332 200232

Email: enquiries@davidbrownproperty.com

IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

(i) This marketing brochure has been prepared as a general outline only, for the guidance of prospective purchasers or lessees and not part of it constitutes a term of contract or a statement of representation upon which any reliance can be placed. (ii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iii) Neither David Brown Commercial as a firm, nor any of its employees or agents have any authority to make or give any representation or warranty as to the premises whether in this brochure or otherwise. (iv) The property is offered subject to contract and subject to it still being available at the time of enquiry. No responsibility can be accepted for any loss or expenses incurred in viewing. (v) Details of mains services/connections have been based upon information supplied by the vendors/lessors. Interested parties must satisfy themselves in this regard by contacting the relevant service providers. No tests have been carried out on any of the service installations and no comment is made about their condition or serviceability. (vi) All prices, rents, service charges etc. are quoted exclusive of VAT unless stated to the contrary. (vii) All measurements, areas and distances are approximate. (viii) Wide-angle lenses are occasionally used for property photographs.

We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.



